

ERF 3241, 16 MARINE DRIVE, KLEINMOND: APPLICATION FOR DEPARTURE: JJ BADENHORST

Notice is hereby given in terms of Section 48, read with Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure to relax the street building line from 4m to 3,5m to accommodate an open balcony on first floor level.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and at the Kleinmond Library, Fifth Avenue, Kleinmond. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **26 March 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Ms. H van der Stoep** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 3241, MARINERYLAAN 16, KLEINMOND: AANSOEK OM AFWYKING: JJ BADENHORST

Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir 'n afwyking om die straatboulyn vanaf 2m na 3,5m te verslap om 'n oop balkon op eerstevloer vlak te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **26 Maart 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** at 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 3241, 16 MARINE DRIVE, E-KLEINMOND: ISICELO SOKUPHAMBUKA: JJ BADENHORST

Isaziso siyanikezelwa ngokwe Candelo lama-48, elifundwa kunye neCandelo 16(2)(b) loMthetho kaMasipala wase Overstrand olungisiweyo malunga noCwangciso loSetyenziso loMhlaba, wowama-2020 ukuba isicelo sifunyenwe sokuphambuka ukukhulula umgca wokwakha wesitalato ukusuka ku-4m ukuya ku 3,5m ukulungiselela ibhalikhoni evulekileyo kumgangatho wokuqala.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus naseKleinmond Library, Fifth Avenue, Kleinmond. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthethwana zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**26 ka-Matshi 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela u- **Nkszn. H van der Stoep** ku-028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



Locality Map
Erf 3241 Kleinmond



Posbus / P.O. Box 399
KLEINMOND
7195

Fax: 086 240-8131
Cell: 082 410-5564

E-mail: DanielJvZ@ontwerp-ateljee.co.za

19 January 2021

Mr J.J. Badenhorst
P.O. Box 654
KLEINMOND
7195
Cell: 082 777-1778
Email: johan@voetspore.co.za

Overstrand Municipality
Town Planning Department: Hangklip/Kleinmond Area
Private Bag X3
KLEINMOND
7195

Dear Sir / Madam

RE: Application for a permanent departure from the provisions of the zoning scheme in respect of a street building line restriction for Single Residential (SR1) properties

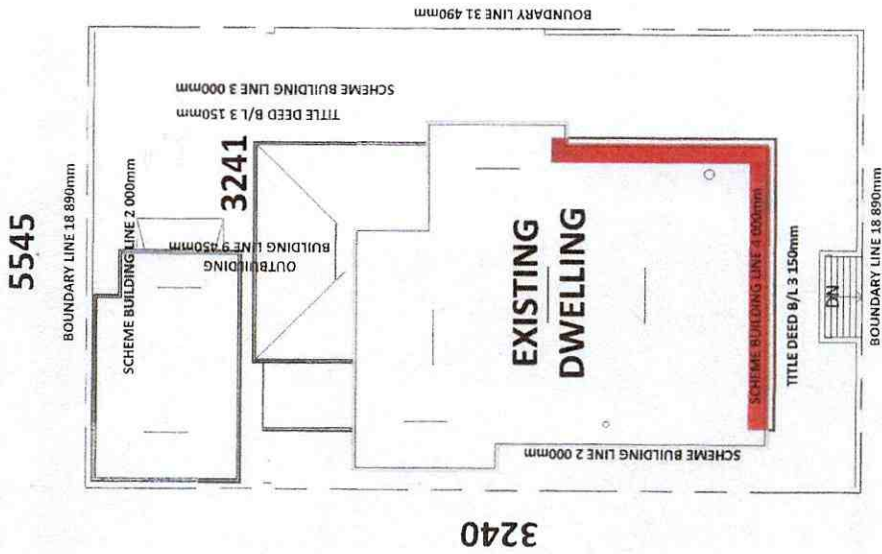
The changes requested for the departure as set out in this application will have little impact on the environment. It is an application to obtain permission for erecting a open balcony extension which will encroach on the scheme street building line as determined by the Overstrand Zoning Scheme. The new structure will however comply with the property's street building line restriction as set out in the Title Deed.

- **Physical Characteristics of the Property**
The property is situated in a residential neighbourhood. The proposed departure will have no impact on the physical characteristics of the property or neighbouring properties. No topography or geological changes will be necessary.
- **Existing Planning in the Area**
The property is in an already developed residential area.
- **Character of the Surrounding Area**
It is a residential neighbourhood and the proposed departure is wholly compatible with the surrounding area. The proposed position of the balcony extension will encroach a street building line as set out in the Overstrand Zoning Scheme while complying with the property's Title Deed restriction for street building lines.
- **Potential of the Property**
The property is a residential stand and cannot be used for agriculture, conservation, mining or recreation. The proposal for the balcony extension have no influence on the potential of the property.
- **Location and Accessibility of the Property**
The property has off street vehicular access. The proposed departure will not have the effect of additional traffic. It is also worth noting that although Marine Drive is indicated as a throughfare to D.F. Malherbe Street, in practice it is a cul-de-sac with very little chance of ever being constructed because of natural coastal features obstructing its way.

I thank you in advance for your kind consideration.

J.J. Badenhorst

Home Owner: STAND 3241, KLEINMOND



GENERAL NOTES

ALL DIMENSIONS AND HEIGHTS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TO BE REFERRED TO - DRAWINGS NOT TO BE SCALED. LARGER SCALE DRAWINGS TO SUPERSEDE SMALLER SCALE DRAWINGS. ALL QUERIES TO BE DIRECTED TO THE ARCHITECT.

ALL WORK DONE IN ACC. WITH SANS 10450.

TIMBER GRADE VS OF V7.

ALL WINDOWS AS PER WINDOW SCHEDULE.

ALL WINDOWS TO HAVE A LIGHT AREA OF 10% OF FLOOR AREA AND NOT LESS THAN 5% VENTILATION OF FLOOR AREA.

ALL GLASS TYPES AND SIZES TO ADHERE TO SANS 0137 REGULATIONS AND STANDARDS.

ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS.

ALL WINDOWS LOWER THAN 50MM FROM FINISHED FLOOR LEVEL TO HAVE SAFETY GLASS.

ALL WINDOWS LOWER THAN 1800MM ABOVE FITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS.

PC CONCRETE LINTOLS WITH 4 COURSES BRICKWORK WITH BRICKFORCE OVER ALL OPENINGS LESS THAN 3M.

ALL STRUCTURAL TIMBER Joints INTO WALLS ARE TO BE COVERED WITH DPC.

SABS APPROVED FLASHING WHERE ROOF PROFILE MEETS EXISTING WALL - ALL TO MANUFACTURER'S SPECIFICATIONS.

DAMP PROOF MEMBRANE TO BE BLACK POLYTHENE BRICKSIP TO ALL WALLS STEPPED DOWN TO OUTER LEAF ACROSS CAVITIES, AND USE 30 BLACK POLYTHENE AROUND ALL CORNERS OF INTERNAL WALLS & UNDER ALL WINDOW SILLS. TO BE RUN 150 ABOVE GROUND LEVEL.

ALL STAIRCASES TO HBR MS (MAX OPENING 100MM). TREADS MINIMUM 250MM AND RISERS MAXIMUM 200MM. HANDRAILS TO BE 1000MM HIGH.

GLAZING:

ALL GLASS TYPES AND SIZES TO ADHERE TO SANS 0137 & SANS 10450 PART N REGULATIONS AND STANDARDS.

ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS.

ALL WINDOWS LOWER THAN 50MM FROM FINISHED FLOOR LEVEL TO HAVE SAFETY GLASS.

ALL WINDOWS LOWER THAN 1800MM ABOVE FITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS AND CLEARLY INDICATE AS SUCH ON GLASS AT EYE LEVEL.

16 MARINE AVENUE

site & roof PLAN LAYOUT

1 1 : 200

BADENHORST
 PROPOSED ADDITION
 ERF 3241
 16 MARINE AVENUE
 KLEINMOND

die ontwerp-arteljee
 SACAP Reg. No. PAD2120
 Architectural Drafting Services
 082 410-5564 / (026) 271-3143
 daniel.jz@ontwerp-arteljee.co.za

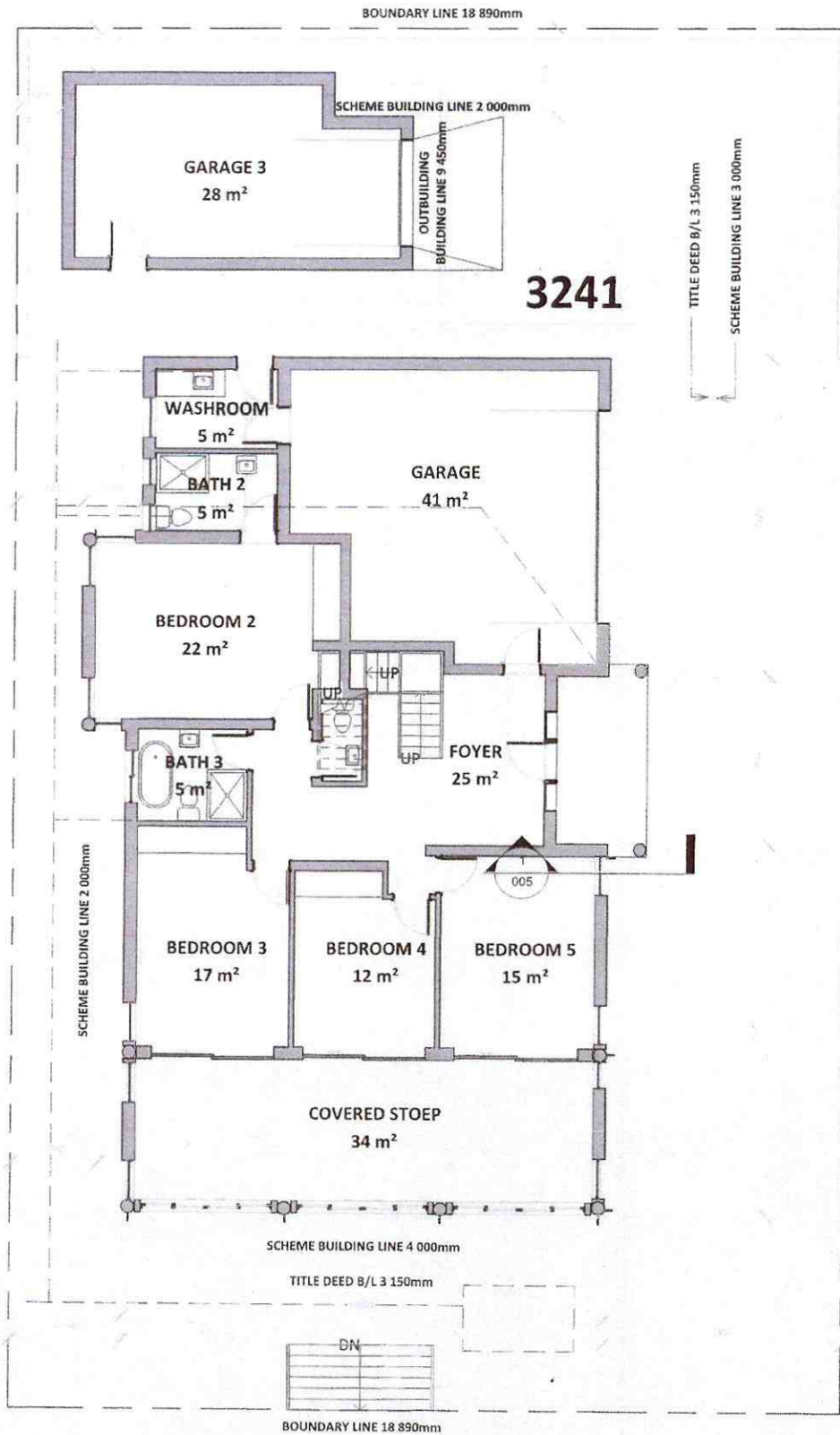
IN ASSOCIATION WITH
LYNXDESIGNS
 P.O. BOX 136, BETTYS BAY
 julie@lynxdesigns.co.za • 082 202 4816



SITE PLAN

PROJECT NUMBER 2020 - 002
 DATE 2021-01-08
 DRAWN BY JCB
 CHECKED BY
 SCALE 1 : 200

001



3241

SINGLETON STREET

TOTAL SITE AREA 595m²
 EXISTING GFL 247m²
 EXISTING FFL 167m²

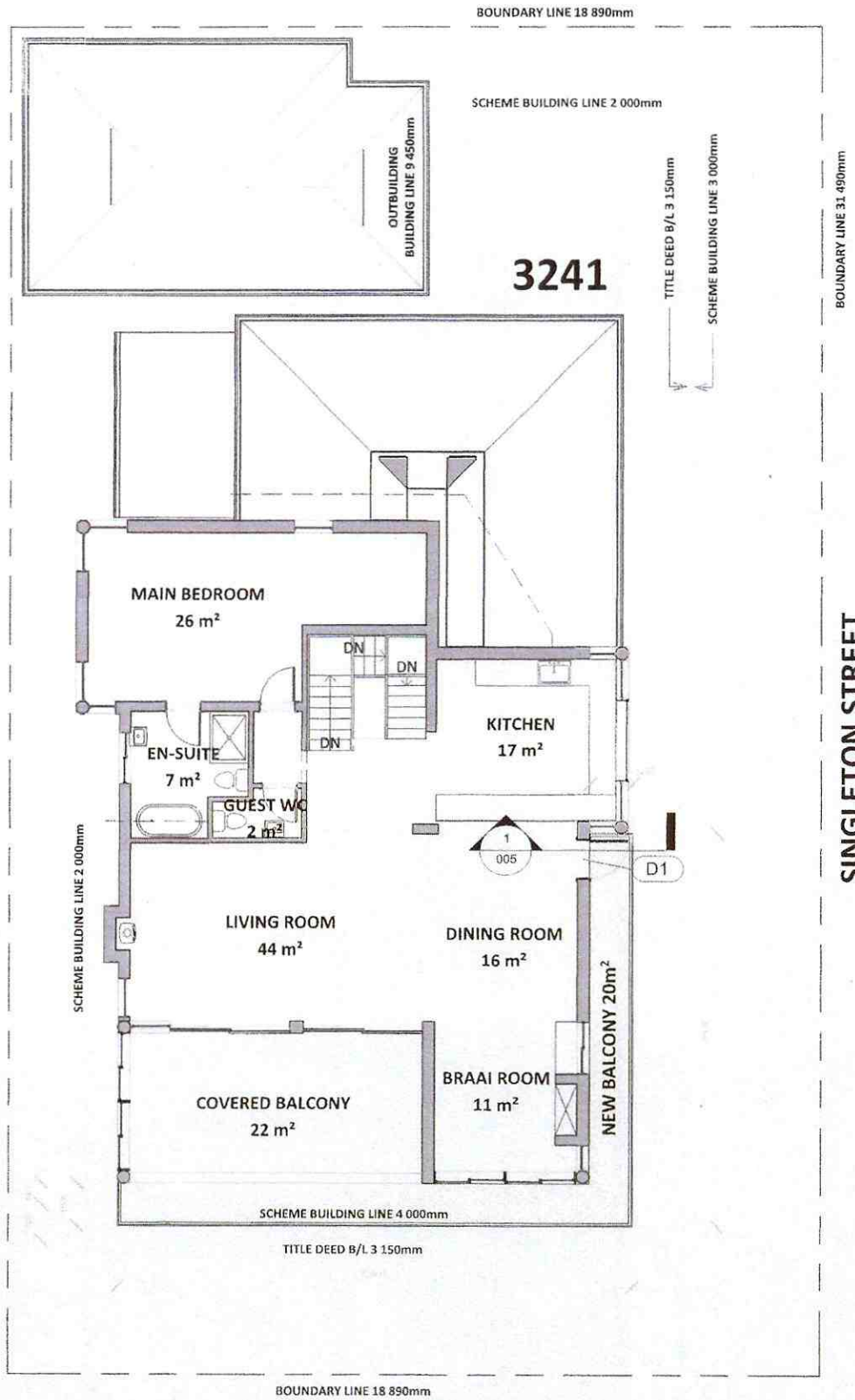
TOTAL AREA 414m²
 COVERAGE 41.5%

16 MARINE AVENUE

1 ground floor plan LAYOUT
 1 : 100

			
<small>P.O. BOX 126, BENTON'S BAY 3440@lynxdesigns.co.za • 062 232 0516</small>		<small>SACAP Reg. No. PAB28 28 Architectural Drafting Services 082 410 0564 / (021) 271-3145 Jerald.jvd@ontwerp-atalje.co.za</small>	
IN ASSOCIATION WITH			
BADENHORST		GFL PLAN	
PROPOSED ADDITION		002	
PROJECT NUMBER	2020 - 002		
DATE	2021-01-08		
DRAWN BY	JCB		
CHECKED BY	DJVZ	SCALE	1 : 100

2021/01/08 12:45:23



16 MARINE AVENUE

1 first floor plan LAYOUT
1 : 100



LYNXDESIGNS
P.O. BOX 236, HETTY'S BAY
Johannesburg 2012 • 011 237 4316

die ontwerp-afelje
SACAP Reg. No. PA02820

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Johannesburg • Cape Town • Durban

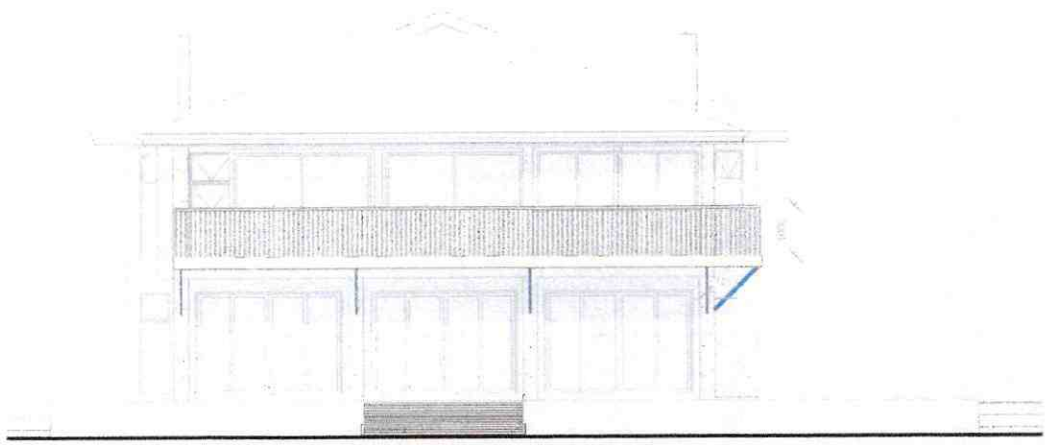
IN ASSOCIATION WITH

BADENHORST	FFL PLAN
PROPOSED ADDITION	003
PROJECT NUMBER 2020 - 002	
DATE 2021-01-08	
DRAWN BY JCB	
CHECKED BY DJVZ	
SCALE	1 : 100

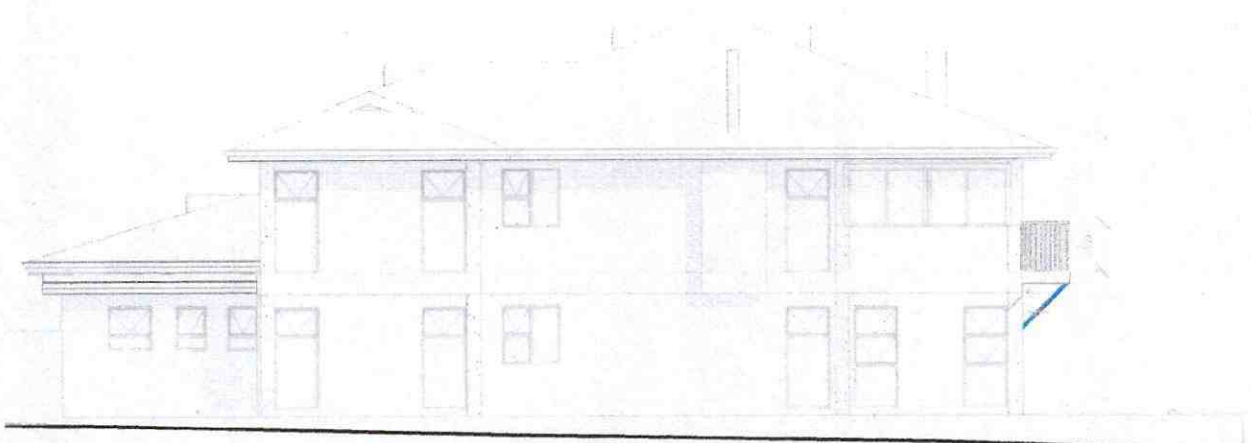
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1 east ELEVATION
1 : 100



2 south ELEVATION
1 : 100

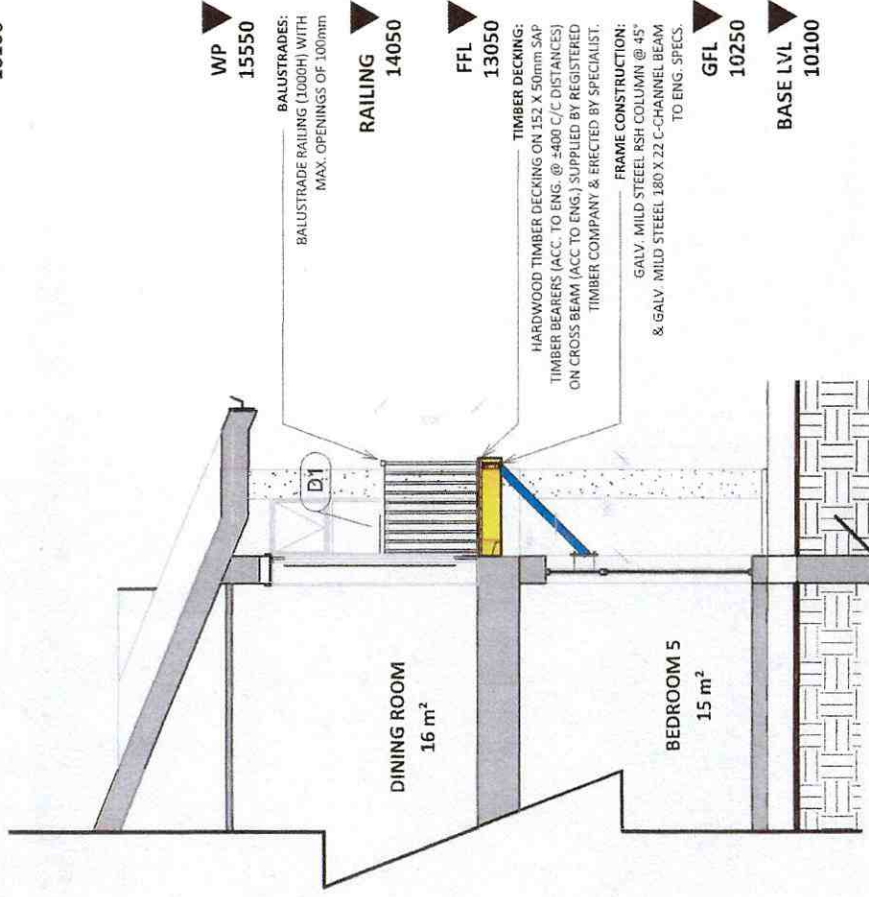


3 west ELEVATION
1 : 100

			
<small>P.O. BOX 156, NETTV 3, BAY info@flynxdesigns.co.za • 081 552 4215</small>		<small>SACAP Reg. No. PAB23 23 Architectural Drafting Services 022 410-5064 / (022) 271-3145 daniel.jo@ontwerp-afeljee.co.za</small>	
IN ASSOCIATION WITH			
BADENHORST		ELEVATION	
PROPOSED ADDITION		004	
PROJECT NUMBER	2020 - 002		
DATE	2021-01-08		
DRAWN BY	JCB		
CHECKED BY	DJVZ	SCALE	1 : 100

2021/01/08 12:45:37

8m HEIGHT RESTRICTION
18100



Section 1
1 : 50

GENERAL NOTES

ALL DIMENSIONS AND HEIGHTS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TO BE REFERRED TO - DRAWING NOT TO BE SCALED.

LARGER SCALE DRAWINGS TO SUPERCEDE SMALLER SCALE DRAWINGS.

ALL QUERIES TO BE DIRECTED TO THE ARCHITECT.

ALL WORK DONE IN ACC. WITH SABS 10400.

TIMBER GRADE VS OR V7

ALL WINDOWS AS PER WINDOW SCHEDULE

ALL WINDOWS TO HAVE A LIGHT AREA OF 10% OF FLOOR AREA AND NOT LESS THAN 5% VENTILATION OF FLOOR AREA.

ALL GLASS TYPES AND SIZES TO ADHERE TO SABS 0137 REGULATIONS AND STANDARDS.

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ALL WINDOWS LOWER THAN 500MM FROM FINISHED FLOOR LEVEL TO HAVE SAFETY GLASS

ALL WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS.

PC CONCRETE UNITS WITH 4 COURSES BRICKWORK WITH BRICKFORCE OVER ALL OPENINGS LESS THAN 3M.

ALL STRUCTURAL TIMBER BUILT INTO WALLS ARE TO BE COVERED WITH DPC.

SABS APPROVED FLASHING WHERE ROOF PROFILE MEETS EXISTING WALL - ALL TO MANUFACTURER'S SPECIFICATIONS.

DAMP PROOF MEMBRANE TO BE BLACK POLYETHYLENE BRICKSHP TO ALL WALLS STEREO DOWN TO OUTER LEAF ACROSS CAULTIES AND USE STD BLACK POLYURETHANE AROUND ALL OPENINGS IN EXTERNAL WALLS & UNDER ALL WINDOW CILLS. TO BE MIN 150 ABOVE GROUND LEVEL.

ALL STAIRCASES TO BE MIN 145 (MAX OPENING 100MM). TREADS MINIMUM 250MM AND RISERS MAXIMUM 200MM. HANDRAILS TO BE 1000MM HIGH.

GLAZING:

ALL GLASS TYPES AND SIZES TO ADHERE TO SABS 0137 & SABS 10400 PART 4 REGULATIONS AND STANDARDS.

ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS.

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ALL WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS AND CLEARLY INDICATE AS SUCH ON GLASS AT EYE LEVEL.

BADENHORST
PROPOSED ADDITION

ERF 3241
16 MARINE AVENUE
KLEINMOND

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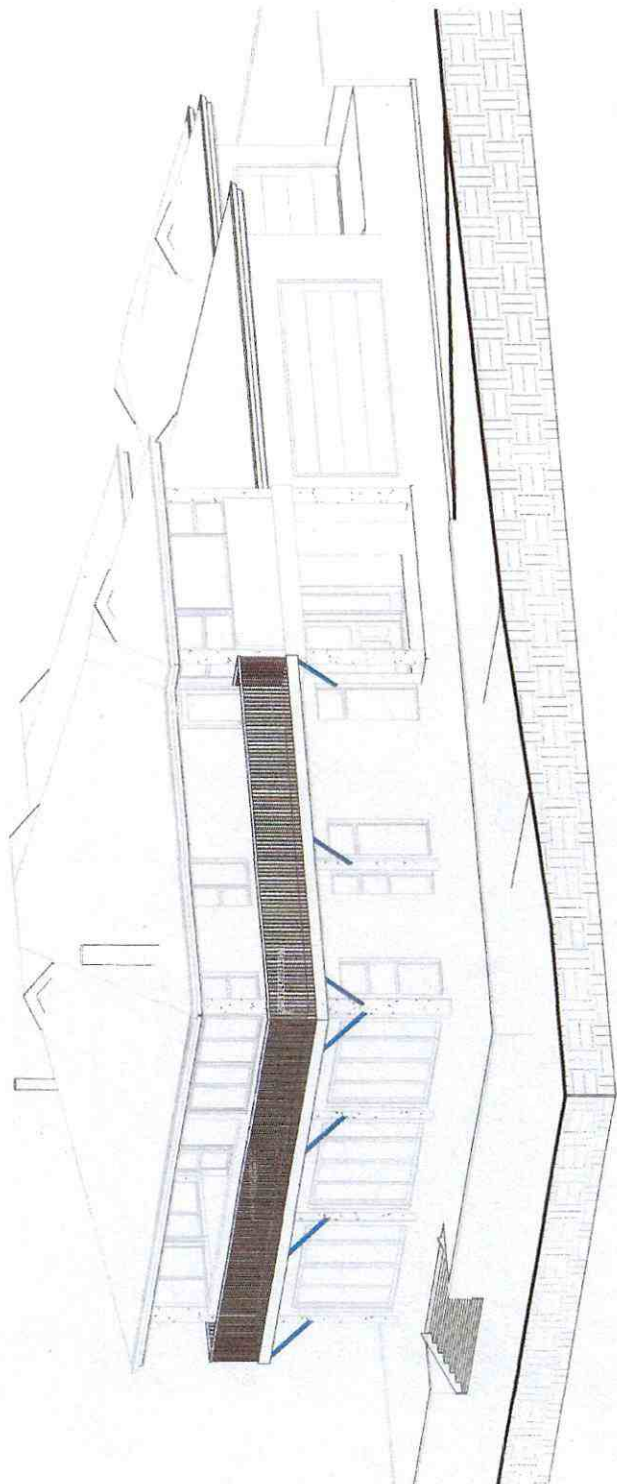
SECTION

PROJECT NUMBER	2020-002
DATE	2021-01-08
DRAWN BY	JCB
CHECKED BY	DVZ
SCALE	1 : 50

005

GENERAL NOTES

- ALL DIMENSIONS AND HEIGHTS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
- WRITTEN DIMENSIONS TO BE REFERRED TO - DRAWINGS NOT TO BE SCALED.
- LARGER SCALE DRAWINGS TO SUPERSEDE SMALLER SCALE DRAWINGS.
- ALL QUERIES TO BE DIRECTED TO THE ARCHITECT.
- ALL WORK DONE IN ACC. WITH SANS 10400.
- TIMBER GRADE VS OR V7.
- ALL WINDOWS AS PER WINDOW SCHEDULE.
- ALL WINDOWS TO HAVE A LIGHT AREA OF 10% OF FLOOR AREA AND NOT LESS THAN 5% VENTILATION OF FLOOR AREA.
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- ALL WINDOWS LOWER THAN 1504 180MM ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS.
- PC CONCRETE UPFLOIS WITH 4 COURSES BRICKWORK WITH BRICK FORCE OVER ALL OPENINGS LESS THAN 3M.
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- SABS APPROVED FLASHING WHERE ROOF PROFILE MEETS EXISTING WALL - ALL TO MANUFACTURER'S SPECIFICATIONS.
- DAMP PROOF MEMBRANE TO BE BLACK POLYTHENE BRICKWRAP TO ALL WALLS STOPPED DOWN TO OUTER LEAF ACROSS CAVITIES, AND USE STD BLACK POLYTHENE AROUND ALL OPENING IN EXTERNAL WALLS & UNDER ALL WINDOW UNITS TO BE 400 150 ABOVE CIRCLED LEVEL.
- ALL STAIRCASES TO RISE 105 (MAX OPENING 100MM), TREADS MINIMUM 25MM AND RISERS MAXIMUM 20MM, HANDRAILS TO BE 100MM HIGH.
- GLAZING:**
- ALL GLASS TYPES AND SIZES TO ADHERE TO SABS 0137 & SANS 10400 PART N REGULATIONS AND STANDARDS.
- ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS.
- ALL WINDOWS LOWER THAN 50MM FROM FINISHED FLOOR LEVEL TO HAVE SAFETY GLASS.
- ALL WINDOWS LOWER THAN 150MM ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS AND CLEARLY INDICATE AS SUCH ON GLASS AT FLOOR LEVEL.




SE VIEW

1

**BADENHORST
PROPOSED ADDITION**

die ontwerper-atelier
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 Architectural Drafting Services
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 daniel.yz@ontwerper-atelier.co.za



IN ASSOCIATION WITH
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3D VIEW

PROJECT NUMBER	2020 - 002
DATE	2020-01-06
DRAWN BY	JCB
REVISION	
SCALE	

006